



**5-1**  
**COUNTY OF SAN LUIS OBISPO**  
**DEPARTMENT OF PLANNING AND BUILDING**  
**STAFF REPORT**

**PLANNING COMMISSION**

*Promoting the wise use of land  
Helping build great communities*

<b>MEETING DATE</b> November 30, 2005	<b>CONTACT/PHONE</b> Stephanie Fuhs (805) 781-5721	<b>APPLICANT</b> Jose Llamas	<b>FILE NO.</b> DRC2004-00268
<b>SUBJECT</b> Hearing to consider a request by Jose Llamas for a Conditional Use Permit to amend previously approved Development Plan D811230D (part of Cluster Division for Tract 1037) to locate a 6,000 square foot building site on Parcel 1 of Tract 1037. The project would allow construction of a 4,000 square foot residence. The proposed project is within the Residential Suburban land use category and is located on the north side of Via Alta Mesa (1710 Via Alta Mesa), approximately ¼ mile north of the community of Nipomo. The site is in the South County (Inland) planning area.			
<b>RECOMMENDED ACTION</b> Approve Conditional Use Permit DRC2004-00268 based on the findings listed in Exhibit A and the conditions listed in Exhibit B			
<b>ENVIRONMENTAL DETERMINATION</b> A Class Three (a) Categorical Exemption was issued on October 4, 2005.			
<b>LAND USE CATEGORY</b> Residential Suburban	<b>COMBINING DESIGNATION</b> None	<b>ASSESSOR PARCEL NUMBER</b> 092,162,001	<b>SUPERVISOR DISTRICT(S)</b>  4
<b>PLANNING AREA STANDARDS:</b> None applicable			
<b>EXISTING USES:</b> Existing well easement, undeveloped			
<b>SURROUNDING LAND USE CATEGORIES AND USES:</b> <i>North:</i> Residential Suburban/Residences <i>East:</i> Residential Suburban/Residences <i>South:</i> Residential Suburban/Residences <i>West:</i> Residential Rural/Residences			
<b>OTHER AGENCY / ADVISORY GROUP INVOLVEMENT:</b> The project was referred to: Nipomo Community Advisory Council, Public Works, CDF			
<b>TOPOGRAPHY:</b> Gently sloping		<b>VEGETATION:</b> Grasses	
<b>PROPOSED SERVICES:</b> Water supply: Community system Sewage Disposal: Individual septic system Fire Protection: CDF		<b>ACCEPTANCE DATE:</b> September 6, 2005	
<b>ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING &amp; BUILDING AT:</b> COUNTY GOVERNMENT CENTER ♦ SAN LUIS OBISPO ♦ CALIFORNIA 93408 ♦ (805) 781-5600 ♦ FAX: (805) 781-1242			

#### PROJECT HISTORY

Tract 1037 is a cluster subdivision that created 13 parcels ranging in size from 1.03 acres to 2.32 acres with one open space parcel of 12.40 acres. Tract 1037 was recorded on October 8, 1985.

The associated Development Plan D811230D allowed for the smaller, clustered parcels with the required 40 percent open space parcel (Lot 1) with a 6,000 square foot building envelope. The staff report and conditions of approval provided for a 6,000 square foot building envelope, but the envelope was not shown on the final map and therefore was not created on the recorded map (see attached recorded map for Tract 1037).

An open space easement was recorded with the final map on October 8, 1985 that restricted development on the open space parcel to agricultural accessory structures or other structures allowed by the Development Plan and subdivision map. As stated previously, the Development Plan allowed for the 6,000 square foot building envelope, it was just never shown on the recorded map.

This Conditional Use Permit will amend Development Plan D811230D to allow location of the 6,000 square foot building envelope to allow construction of an approximately 4,000 square foot residence. The location of the building envelope is shown on the attached exhibit.

#### ENVIRONMENTAL DETERMINATION:

The project was found to be exempt from the California Environmental Quality Act (CEQA) under Class 3(a) of the categorical exemptions which allows for up to three residences within a residential land use category.

**COMMUNITY ADVISORY GROUP COMMENTS:** The Nipomo Community Advisory Council supported the project at their July 25, 2005 meeting.

#### AGENCY REVIEW:

Public Works – New driveway will need encroachment permit, south county road fees due with construction permit application

CDF – See attached fire safety plan

#### LEGAL LOT STATUS:

The one lot was legally created by a recorded map at a time when that was a legal method of creating lots.

Staff report prepared by Stephanie Fuhs  
and reviewed by Kami Griffin, Supervising Planner

**FINDINGS - EXHIBIT A**

**CEQA Exemption**

- A. The project qualifies for a Categorical Exemption (Class Three (a)) pursuant to CEQA Guidelines Section 15303 because the project is of limited size and scope and is not located in an area containing significant fish or wildlife habitat. In addition, a phase I surface survey of the property found no evidence of cultural resources on the site. Finally, the project falls beneath the thresholds warranting mitigation in the following areas: Aesthetics, Air Quality, Biological Resources, Geology, Noise, Public Services and Utilities, Recreation, Wastewater and Water.

**Conditional Use Permit**

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan because the use is an allowed use and as conditioned is consistent with all of the General Plan policies.
- C. As conditioned, the proposed project or use satisfies all applicable provisions of Title 22 of the County Code.
- D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the location of a building envelope in order to construct a 4,000 square foot residence does not generate activity that presents a potential threat to the surrounding property and buildings. This project is subject to Ordinance and Building Code requirements designed to address health, safety and welfare concerns.
- E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the location of a building envelope in order to construct a 4,000 square foot residence is similar to, and will not conflict with, the surrounding lands and uses.
- F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because the project is located on Via Alta Mesa, a local road constructed to a level able to handle any additional traffic associated with the project.

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**EXHIBIT B - CONDITIONS OF APPROVAL**

***DRC2004-00268 (Llamas)***

**Approved Development**

1. This approval authorizes
  - a. amendment of previously approved Development Plan D811230 (part of Cluster Division for Tract 1037) to locate a 6,000 square foot building site on Parcel 1 of Tract 1037. The project would allow construction of a 4,000 square foot residence.
  - b. maximum height is 35 feet from average natural grade.

**Conditions required to be completed at the time of application for construction permits**

***Site Development***

2. **At the time of application for construction permits** plans submitted shall show all development consistent with the approved site plan, floor plan, and architectural elevations.
3. **At the time of application for construction permits**, submit a landscape plan to the Department of Planning and Building for review and approval which provides the following:
  - a. To maximize drought-tolerance and minimize water usage, warm season grasses, such as bermuda or buffalograss, shall be used;
  - b. To minimize establishment of shallow roots, the following shall be avoided on turf areas (and shown the landscaping plan): close mowing, overwatering, excessive fertilization, soil compaction and accumulation of thatch;
  - c. Watering times shall be programmed for longer and less frequently rather than for short periods and more frequently.
4. **At the time of application for construction permits**, the applicant shall provide details on any proposed exterior lighting, if applicable. The details shall include the height, location, and intensity of all exterior lighting. All lighting fixtures shall be shielded so that neither the lamp or the related reflector interior surface is visible from adjacent properties. Light hoods shall be dark colored.

***Fire Safety***

5. **At the time of application for construction permits**, all plans submitted to the Department of Planning and Building shall meet the fire and life safety requirements of the California Fire Code. Requirements shall include, but not be limited to those outlined in the Fire Safety Plan, prepared by the CDF/County Fire Department for this proposed project and dated August 15, 2005.

***Services***

6. **At the time of application for construction permits**, the applicant shall provide a letter from Southern California Water Company stating they are willing and able to service the property.

7. **At the time of application for construction permits**, the applicant shall submit evidence that a septic system, adequate to serve the proposal, can be installed on the site.

**Conditions to be completed prior to issuance of a construction permit**

***Fees***

8. **Prior to issuance of a construction permit**, the applicant shall pay all applicable school and public facilities fees.
9. **Prior to issuance of a construction permit**, the applicant shall pay all applicable South County road fees.
10. **Prior to issuance of building permits**, construction plans must include indoor water conservation measures including: low water-use toilets, showerheads, and faucets; automatic shut-off devices for bathroom and kitchen faucets; and point-of-use supplemental water heater systems or circulating hot water systems in bathrooms and kitchen.
11. **Prior to permit issuance**, the following measure(s) shall be shown on all applicable plumbing plans:
  - a. For structures where the pipe from the hot water heater to any faucet is greater than 20 feet in length, apply one or more of the following: 1) install a hot water pipe circulating system for entire structure; 2) install "point-of-use" water heater "boosters" near all hot water faucets (that are greater than 20 linear pipe feet from water heater), or 3) use the narrowest pipe possible (e.g., from 1" to ½" diameter).
12. **Prior to issuance of construction permits**, the applicant shall obtain an encroachment permit from the Public Works Department for the new driveway accessing Via Alta Mesa.

**Conditions to be completed prior to occupancy or final building inspection /establishment of the use**

13. Landscaping in accordance with the approved landscaping plan shall be installed or bonded for before **final building inspection**. If bonded for, landscaping shall be installed within 60 days after final building inspection. All landscaping shall be maintained in a viable condition in perpetuity.
14. **Prior to occupancy or final inspection**, which ever occurs first, the applicant shall obtain final inspection and approval from CDF of all required fire/life safety measures.
15. **Prior to occupancy of any structure associated with this approval**, the applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of this approval.

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16. **Prior to final inspection of building permits**, for structures where the pipe from the hot water heater to any faucet is greater than 20 feet in length, apply one or more of the following: 1) install a hot water pipe circulating system for entire structure; 2) install "point-of-use" water heater "boosters" near all hot water faucets (that are greater than 20 linear pipe feet from water heater), or 3) use the narrowest pipe possible (e.g., from 1" to ½" diameter).
17. **Prior to final inspection or occupancy** (whichever occurs first), the following measures shall be applied to the proposed turf areas, to be maintained for the life of the project:
  - a. To maximize drought-tolerance and minimize water usage, warm season grasses, such as bermuda or buffalograss, shall be used;
  - b. To minimize establishment of shallow roots, the following shall be avoided on turf areas: close mowing, overwatering, excessive fertilization, soil compaction and accumulation of thatch;
  - c. Watering times shall be programmed for longer and less frequently rather than for short periods and more frequently.

**On-going conditions of approval (valid for the life of the project)**

18. This land use permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Land Use Ordinance Section 22.64.070 or the land use permit is considered vested. This land use permit is considered to be vested once a construction permit has been issued and substantial site work has been completed. Substantial site work is defined by Land Use Ordinance Section 22.64.080 as site work progressed beyond grading and completion of structural foundations; and construction is occurring above grade.
19. All conditions of this approval shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to Section 22.74.160 of the Land Use Ordinance.



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SAN LUIS OBISPO COUNTY  
DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP  
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE:

6/21/05

FROM

FROM

10

South Co. Team

(Please direct response to the above)

LLAMAS

DRC 2004-00268

Project Name and Number

Development Review Section (Phone:

788-2009

\*OR ASK THE SWITCH-  
BOARD FOR THE PLANNER

PROJECT DESCRIPTION: Conditional Use Permit -> 4,000 sf.  
residential home. Located in Nipomo, off Via Alta  
Mesa on 12.4 acres. APN-092-162-001

Return this letter with your comments attached no later than:

7/8/05

PART I

IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

☒ YES  
☐ NO

PART II

ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

☒ NO  
☐ YES

(Please go on to Part III)

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

PART III

INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE

Recommend Approval - New Driveway will require an Encroachment Permit. So G Road Fees will be due with Rdg Permit.

28 July 2005  
Date

Goodwin  
Name

5252  
Phone

HH4, 1140

# 5-7 A GENERAL APPLICATION

San Luis Obispo County Department of Planning and B

DRC2004-00008

LLAMAS JOSE

CONDITIONAL USE PERMIT/

RESIDENTIAL HOME, 4,000 SQ FT

SC/ NIPO

PSW

RS

## APPLICATION TYPE CHECK ALL THAT APPLY

- |   |   |   |
|---|---|---|
| <input type="checkbox"/> Emergency Permit                                   | <input type="checkbox"/> Tree Permit                              | <input type="checkbox"/> Plot Plan        |
| <input type="checkbox"/> Zoning Clearance                                   | <input type="checkbox"/> Site Plan                                | <input type="checkbox"/> Minor Use Permit |
| <input checked="" type="checkbox"/> Conditional Use Permit/Development Plan |   | <input type="checkbox"/> Variance         |
| <input type="checkbox"/> Surface Mining/Reclamation Plan                    | <input type="checkbox"/> Curb, Gutter & Sidewalk Waiver           |   |
| <input type="checkbox"/> Other  | <input type="checkbox"/> Modification to approved land use permit |   |

## APPLICANT INFORMATION Check box for contact person assigned to this project

☒ Landowner Name Jose Llamas Daytime Phone 720-3097

Mailing Address 1421 Le Rida Ave., Santa Maria, CA Zip 93458

Email Address: \_\_\_\_\_

☒ Applicant Name Jose Llamas Daytime Phone 720-3097

Mailing Address Same Zip \_\_\_\_\_

Email Address: \_\_\_\_\_

☐ Agent Name \_\_\_\_\_ Daytime Phone \_\_\_\_\_

Mailing Address \_\_\_\_\_ Zip \_\_\_\_\_

Email Address: \_\_\_\_\_

## PROPERTY INFORMATION

Total Size of Site: 12.40 acres Assessor Parcel Number(s): 092-162-001

Legal Description: TR 1037 Lt 1

Address of the project (if known): 1710 Via Alta Mesa, Nipomo

Directions to the site - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Via Alta Mesa, Eucalyptus Road, Osage Street, Pomeroy Road, Tefft Street

Describe current uses, existing structures, and other improvements and vegetation on the property:  
None; pasture land.

## PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): Residential home, 4,000 square feet

## LEGAL DECLARATION

I, the owner of record of this property have completed this form accurately and declare that all statement here are true. I do hereby grant official representatives of the county authorization to inspect the subject property.

Property owner signature [Signature]

Date 6/21/05

## FOR STAFF USE ONLY

Reason for Land Use Permit: \_\_\_\_\_

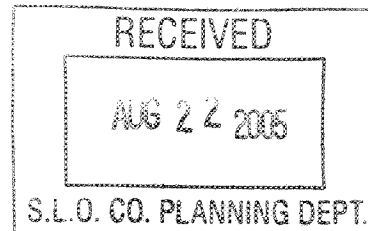




CDF/San Luis Obispo County  
Fire Department

636 N. Santa Rosa • San Luis Obispo • California, 93406

5-8



August 15, 2005

SF  
County of San Luis Obispo  
Department of Planning/Building  
County Government Center  
San Luis Obispo, CA 93408

Dear South County Team,

## CONDITIONAL USE PERMIT PLAN

**Name: Llamas Project Number: DRC2004-00268**

The department has reviewed the conditional use permit plans submitted for the proposed single family residence project located at 1710 Via Alta Mesa, Nipomo. The property is located within high fire hazard severity area, and will require a minimum 6-8 minute response time from the nearest County Fire Station.

The owner of the project shall meet the minimum fire and life safety requirements of the California Fire Code (1998 edition) with amendments. This fire safety plan shall remain on the project site until final inspection. The following standards are required:

### BUILDING SETBACKS

All parcels one acre and larger shall provide a minimum 30-foot setback from all property lines.

### ROOF COVERINGS

All new structures within "high" fire severity zones shall have a minimum of at least a Class 'B' roof covering.

### COMMUNITY WATER SYSTEM

- Emergency water supplies shall meet the minimum fire flow requirements as identified in the California Uniform Fire Code, Section 903.1, 903.2, 903.3 and 903.4 as amended, and in Appendix III-A.
- The proposed project shall provide a minimum 1000 gallons of water per minute for 120 minutes.
- The minimum water main size shall not be less than six (6) inches.
- Pressures may not be less than 20 psi, nor more than 150 psi (Appendix IIIA).

### WATER SUPPLY CONNECTION

One fire hydrant shall be required.

- Fire hydrants are to be located with a maximum normal spacing of 500 feet as measured along vehicular travel ways.
- The County Fire Department will assist in hydrant placement and approve distribution system when plans are submitted.
- Fire hydrants shall have two, 2½-inch outlets with National Standard Fire thread, and one 4 inch suction outlet with National Standard Fire thread.
- The Chief shall approve other uses not identified.
- Signing: Each hydrant shall be identified by blue reflective dot.
  - (a) On a fire resistive post within 3 feet of fire hydrant.
  - (b) On a non-skid surface, center of roadway, to the fire hydrant side.

### ACCESS

Access road width shall be 18 feet.

Driveway width shall be 10 feet.

All road and driveway surfaces shall be all weather.

All surfaces shall be constructed to meet a load capacity of 20 tons.

Any grade exceeding 12% shall be a non-skid surface.

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## ADDRESSING

Legible address numbers shall be placed on all residences.

Legible address numbers shall be located at the driveway entrance.

## VEGETATION CLEARANCE

To provide safety and defensible space the following shall be required:

To each side of roads and driveways a 10-foot fuelbreak shall be provided.

Maintain around all structures a 30-foot firebreak.

➤ This does not apply to landscaped areas and plants.

Remove any part of a tree that is within 10 feet of a chimney outlet.

Maintain any tree adjacent to or overhanging any building free of deadwood.

Maintain the roof of any structure free of leaves, needles or other dead vegetative growth.

## FINAL INSPECTION

The project will require final inspection. **Please allow five (5) working days for final inspection.** When the safety requirements have been completed, call **Fire Prevention at (805) 543-4244, extension 2220**, to arrange for a final inspection. Currently Southern San Luis Obispo County inspections occur on Tuesdays and North County inspections occur on Thursdays.

Further information may be obtained from our website located at [www.cdfislo.org](http://www.cdfislo.org) ~ Planning and Engineering section. If we can provide additional information or assistance, please call (805) 543-4244.

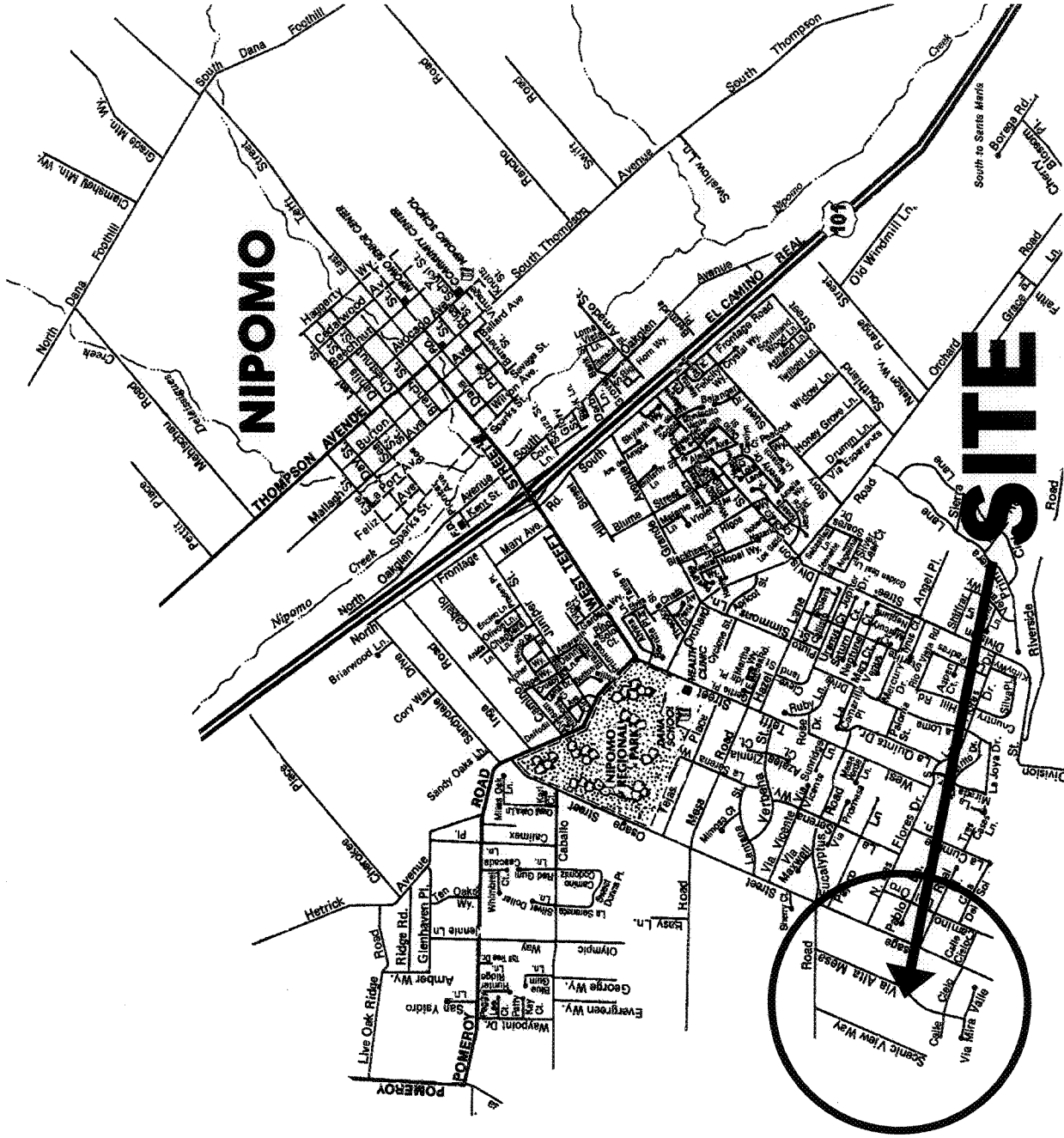
Sincerely,



Gilbert R. Portillo

Fire Inspector

C: Mr. Jose Llamas, owner



**PROJECT**

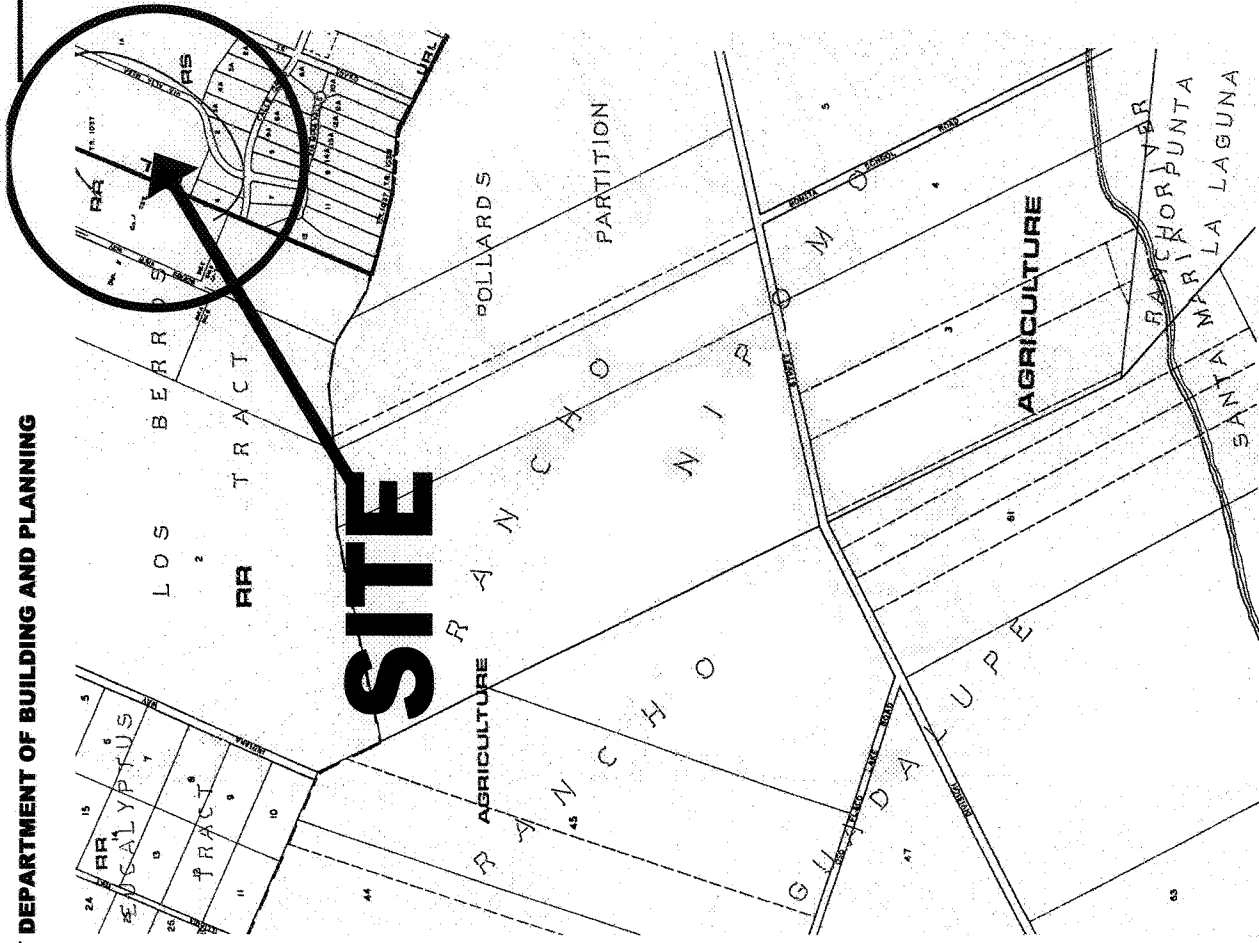
Conditional Use Permit  
LLAMAS DRC2004-00268



**EXHIBIT**

Vicinity Map

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PROJECT

Conditional Use Permit  
LLAMAS DRC2004-00268

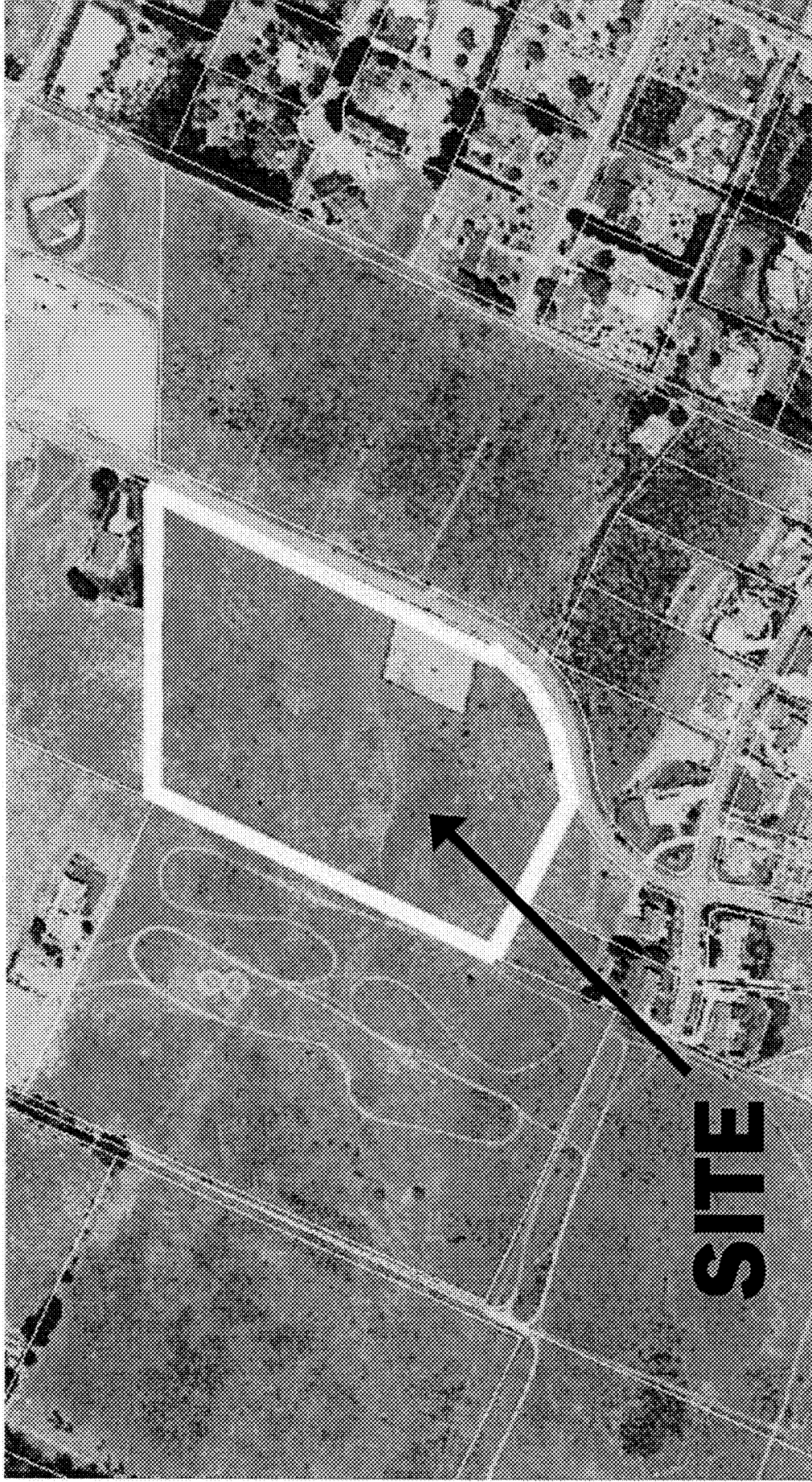
EXHIBIT

Land Use Category Map





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**SITE**

**PROJECT**

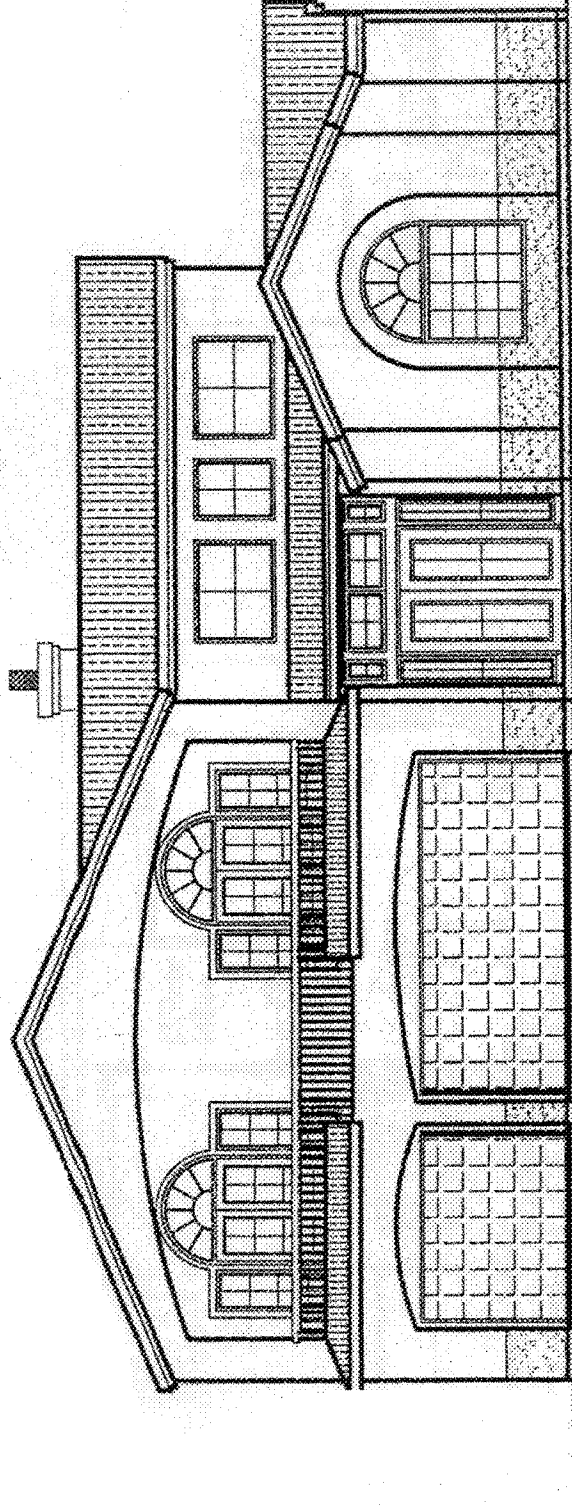
Conditional Use Permit  
LLAMAS DRC2004-00268

**EXHIBIT**

Aerial Photograph



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FRONT ELEVATION

PROJECT

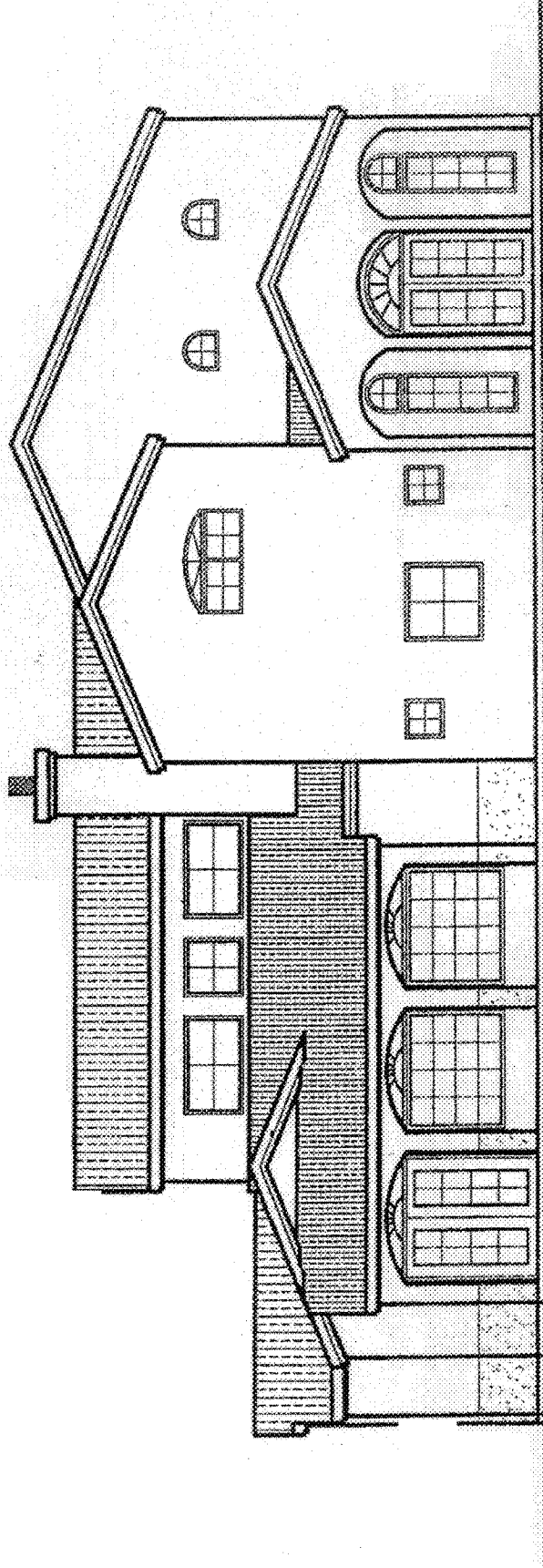
Conditional Use Permit  
LLAMAS DRC2004-00268

EXHIBIT

Front Elevation



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REAR ELEVATION

PROJECT

Conditional Use Permit  
LLAMAS DRC2004-00268

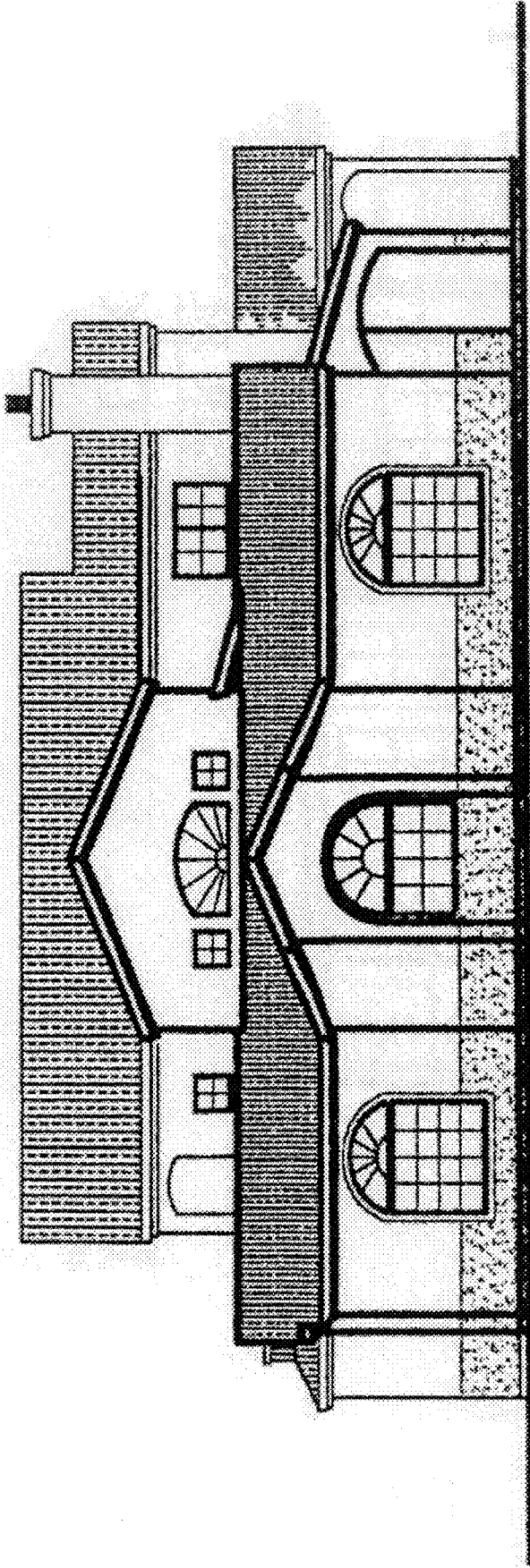
EXHIBIT

Rear Elevation





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RIGHT ELEVATION

PROJECT

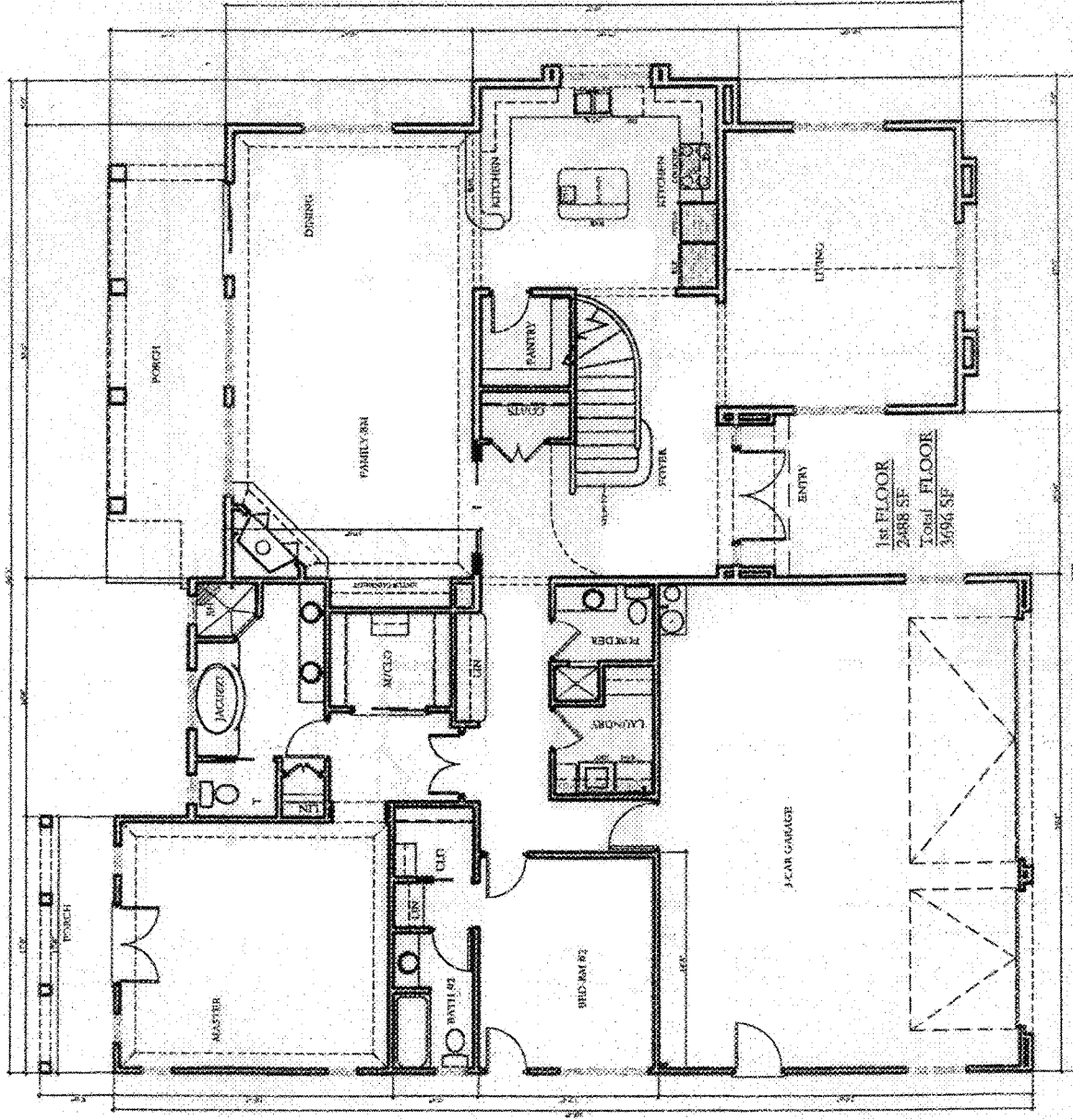
Conditional Use Permit  
LLAMAS DRC2004-00268

EXHIBIT

Right Elevation



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PROJECT

Conditional Use Permit  
LLAMAS DRC2004-00268

EXHIBIT

First Floor Plan





**EXHIBIT**

## Second Floor Plan



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PLANNING COMMISSION  
COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA

December 16, 1982

PRESENT: Commissioners Anna Alexander, Evelyn Delany, Claude Devereaux,  
Tom Maxwell, David Oakley, Chairman E. F. Smith  
ABSENT: None

RESOLUTION NO. 82-176

RESOLUTION RELATIVE TO THE APPROVAL  
OF A DEVELOPMENT PLAN

WHEREAS, The County Planning Commission of the County of San Luis Obispo, State of California, did, on the 16th day of December, 1982, grant a Development Plan approval to GEORGE GALLISON/KATHRYN WILLIAMS to allow a cluster subdivision of 25 clustered lots of not less than one acre and 2 lots of approximately 15 acres each. The property is located on the west side of Osage Road on the southwest of Las Flores, approximately 2 miles south of Nipomo.

WHEREAS, The Planning Commission, after considering the facts relating to said application, finds that:

- a. The proposed project or use is consistent with the Land Use Element of the general plan; and
- b. The proposed project or use satisfies all applicable provisions of this Title; and
- c. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use; and

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- d. That the proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development; and
  - e. That the proposed use or project will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project.

WHEREAS, The Planning Commission in approving this Development Plan, does make the following findings:

See attached EXHIBIT A

NOW, THEREFORE, BE IT RESOLVED, That the Planning Commission of the County of San Luis Obispo, State of California, in a regular meeting assembled on the 16th day of December, 1982, does hereby grant the aforesaid Development Plan No. D811230:1, subject to the following conditions:

See attached EXHIBIT A

If the use authorized by any Development Plan approval has not been established or if substantial work on the property towards the establishment of the use is not in progress after a period of twelve (12) months from the date of this approval or such other time period as may be designated through conditions of approval of the Development Plan, this approval shall expire and become void unless an extension of time has been granted pursuant to the provisions of Section 22.02.050 of the Land Use Ordinance.

If the use authorized by Development Plan approval, once established, is or has been unused, abandoned, discontinued, or has ceased for a period of six months (6) or conditions have not been complied with, such Development Plan approval shall become void.

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On motion of Commissioner Oakley, seconded by Commissioner  
Devereaux and on the following roll call vote, to-wit:

AYES: Commissioners Oakley, Devereaux, Alexander, Delany, Maxwell,  
Chairman Smith

NOES: None

ABSENT: None

the foregoing resolution is hereby adopted.

/s/ E. F. Smith

Chairman of the Planning Commission

ATTEST:

/s/ Diane R. Tingle

Secretary of the Planning Commission



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#### Findings

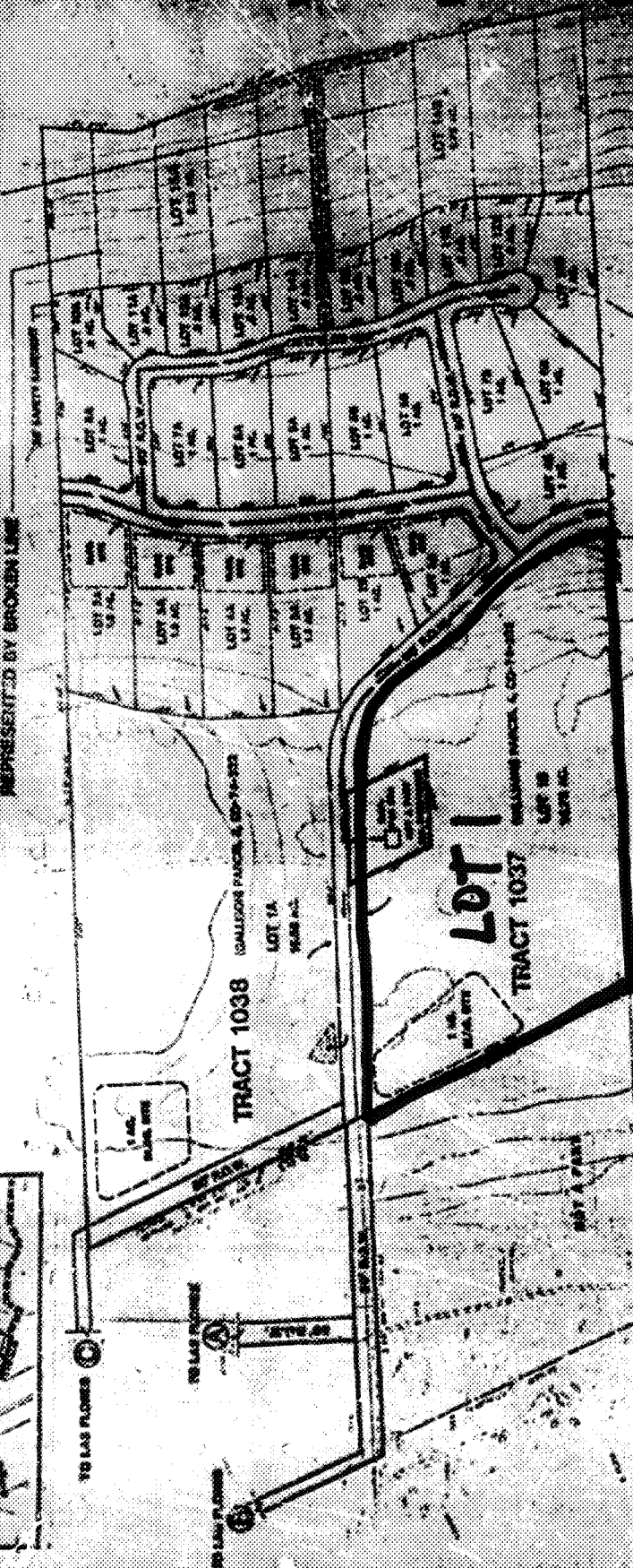
- A. The proposed project uses are consistent with the Land Use Element of the general plan.
- B. The proposed project and uses satisfies all applicable provisions of the Land Use Ordinance.
- C. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use.
- D. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development.
- E. The proposed use or project will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project.

#### Conditions

1. This approval authorizes the creation of 25 clustered lots of not less than one acre and two lots of approximately 15 acres each through approval of Tentative Tract maps 1037 and 1038 by the Board of Supervisors.
2. Technical subdivision design and improvement requirements for the project shall be established through the approval of the tentative tract map, in accordance with the approved development plan represented by the applicant's alternative "B" as modified by Planning Commission Exhibit "A", dated December, 1982.
3. A revised Development Plan in accordance with Exhibit A shall be submitted to and approved by the Planning Director prior to the filing of the final map. The open space easements on sloping portion of the lots are to be maintained as such as long as the clustered lots exist. The open space on the 15 acre parcels is to be maintained for a period of 15 years. Development of the open space parcels with structures other than fencing and other agricultural accessory buildings be limited to two 6,000 square foot building sites identified on the approved development plan and recorded tract map.
4. This approval is effective for a period of 24 months from the date of approval by the Board of Supervisors of the tentative map. Any revisions in the tentative map not authorized by this approval shall require reconsideration by the Planning Commission.

drt

ALTERNATIVE SUBDIVISION DESIGN "A"  
BASED ON 1/2 ACRE MINIMUM LOTS

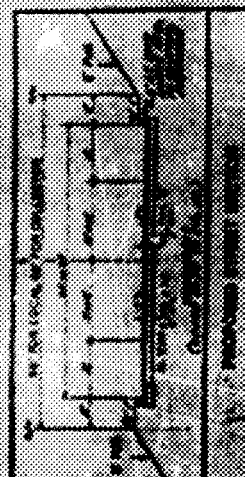


**Original**

[illegible]

**Advertisement**

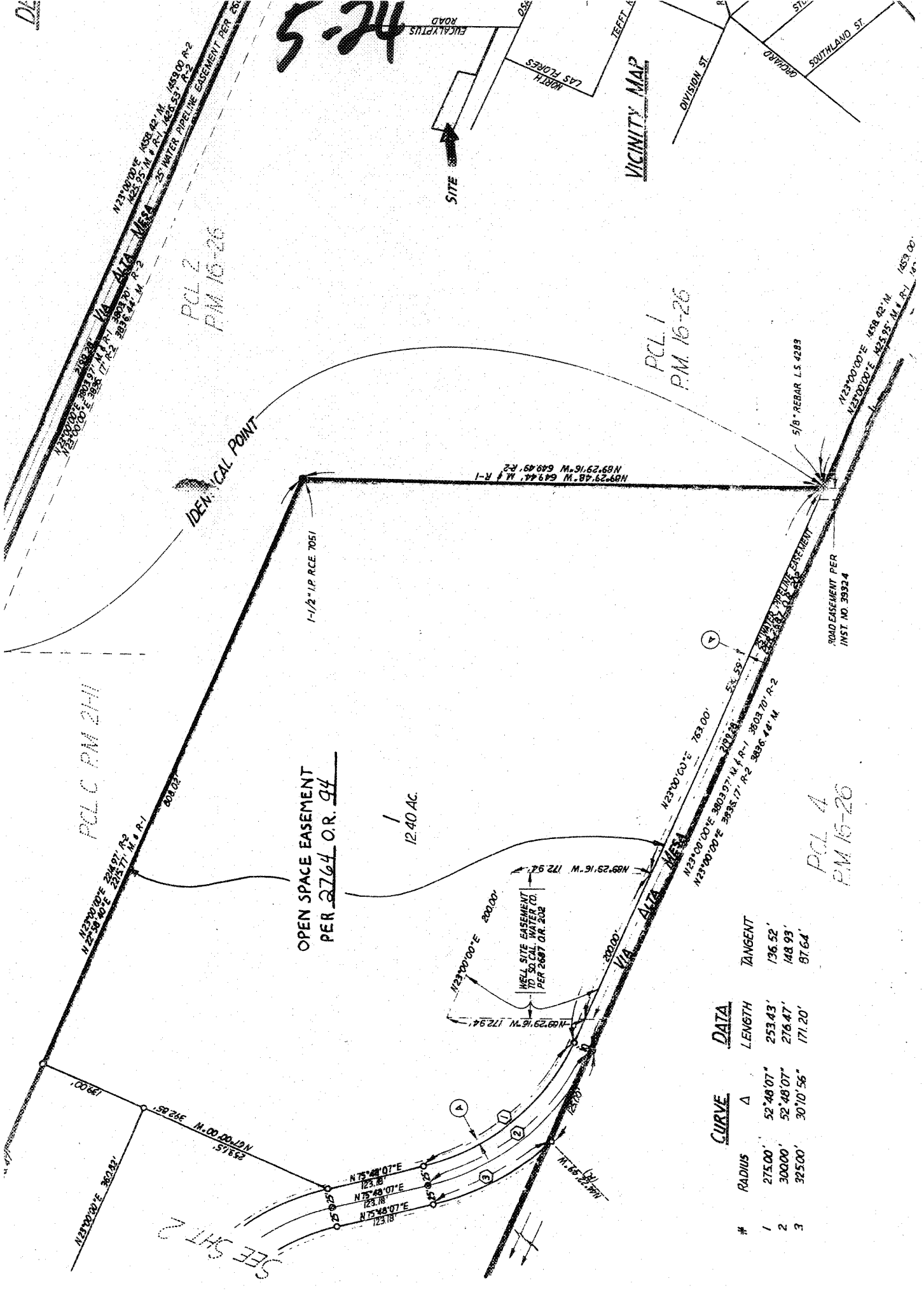
- ① POTENTIAL CONNECTION TO  
LAW ENFORCEMENT BY OTHERS
- ② 1/2 STREET BILLYWIRE  
TRUCK CO. TO BEAKS CO.  
TO LAW ENFORCEMENT
- ③ 1/2 BILLYWIRE CO. TO  
LAW ENFORCEMENT



REVISED PLAN



42-5



#	CURVE		DATA	
	RADIUS	Δ	LENGTH	TANGENT
1	275.00'	52°48'07"	253.43'	136.52'
2	300.00'	52°48'07"	276.47'	148.93'
3	325.00'	30°10'56"	171.20'	87.64'

RECORDED MAP TRACT 1037 (SHOWING LOT #1)